HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2009

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New Home Market

New Home Starts Fell

New home construction fell 51 per cent in the first three quarters of 2009 following a strong year for starts across the Hamilton Census Metropolitan Area (CMA) last year. Fewer than 1,500 homes were started in the Hamilton CMA during the first three-quarters of the year, as compared to 2,700 last year. The downward trend was similar across all home types, although a number of high-rise condos and rental projects in Burlington kept apartment starts near last year's levels. Low-rise starts, however, fell significantly behind last year. Single-detached starts were down 80 per cent in Burlington and 45 per cent in Hamilton City. Similarly, semi-detached and townhouse starts were also down in both cities, although they comprised more than

Figure 1

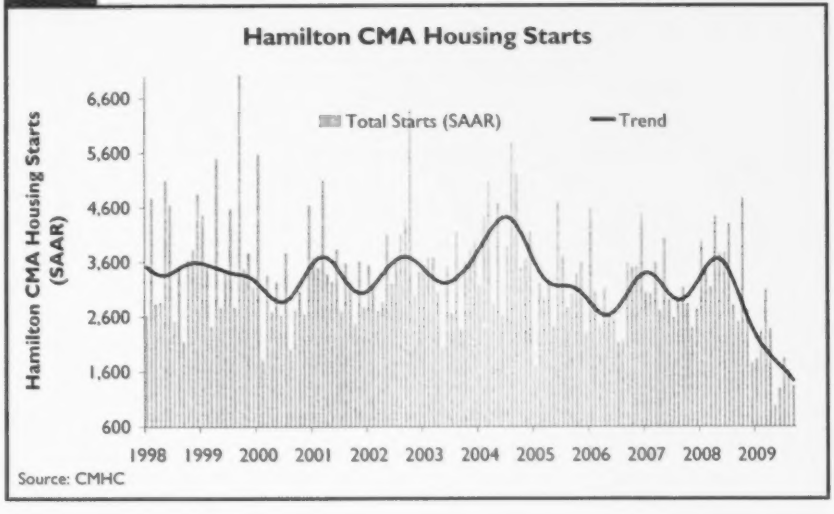

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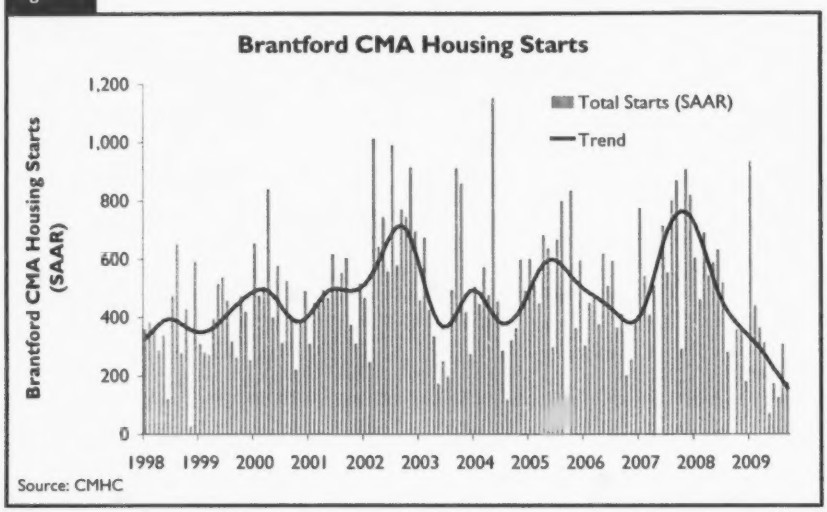
Figure 2



50 per cent of total starts in the CMA for the year to date. Limited land availability has been one factor affecting low-rise starts in Burlington this year and in some parts of Hamilton. In Grimsby, total starts rose 3.8 per cent for the year to date, boosted by a 23 unit condo-townhouse project.

Similarly in Brantford, starts fell by nearly 60 per cent for the first eight months of the year to just 194 starts. Most of the new home starts in Brantford were single-detached starts. New home starts in Brantford this year slowed down as a result of the uncertainty in the local employment market.

In both Hamilton and Brantford, the number of units under construction at the end of September had fallen below last year's levels. This suggests that builders have been working to complete current projects to reduce the amount of inventory in the pipeline before starting on new projects.

The price of a new single-detached dwelling averaged near $450,000 during the third quarter. It is important to note that this price is pulled up by more expensive homes in areas such as Ancaster and Burlington and that the average price varies considerably by submarket. In Brantford, lower demand for new homes has resulted in a downward trend in the average price of a single-detached dwelling this year. In August, the average price was $207,000, as compared to $221,000 during the same month in 2008.

Resale Market

Resale Market Rebounded in Hamilton

While the new home market has yet to rebound despite strengthening economic conditions, resale market activity increased during the third quarter to 3,700 sales for the Hamilton CMA, just above the number of sales during the peak year of the resale market in 2007. September 2009 was the highest September month for sales on record and the average price of an existing home reached above $300,000 for the first time. This rapid sales pick-up suggests that some of the activity was due to pent up demand from the earlier part of the year and also sales brought forward from 2010. Many buyers expected prices to begin rising again and decided to purchase before this happened. MLS® sales in Brantford fell 17 per cent for the year to date, although resale market activity showed some strength during the third quarter. Slower resale conditions in Brantford again reflect the economic uncertainty in the local economy.

Figure 3

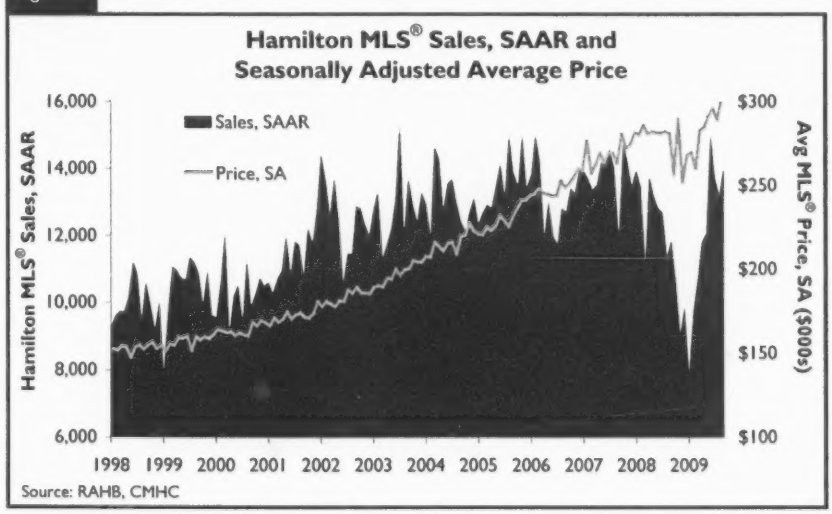
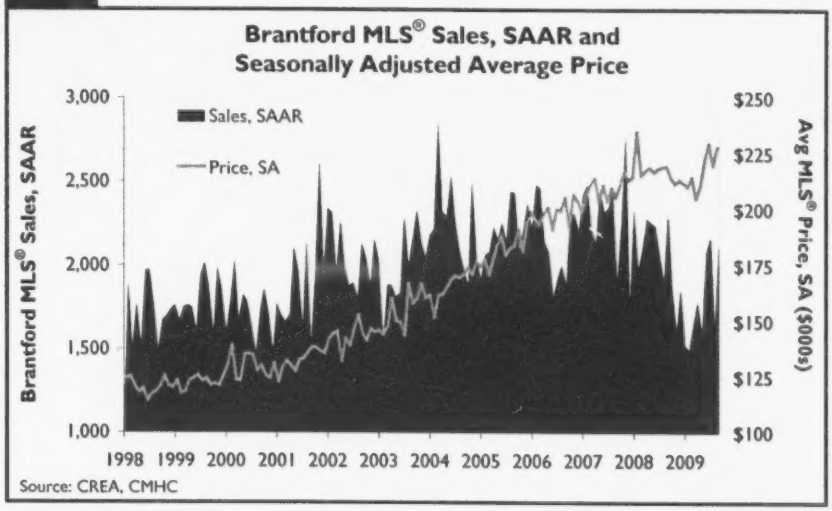
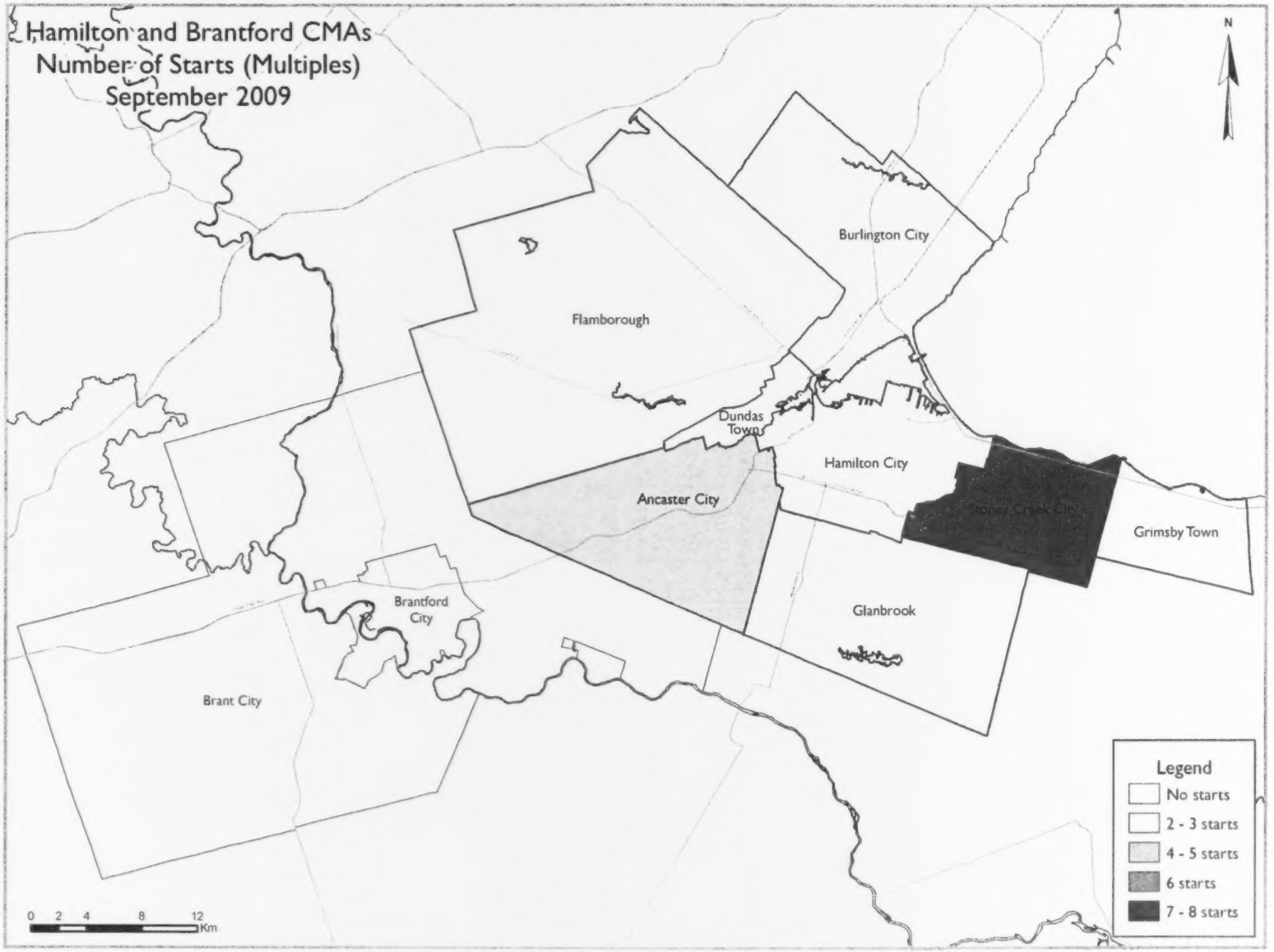


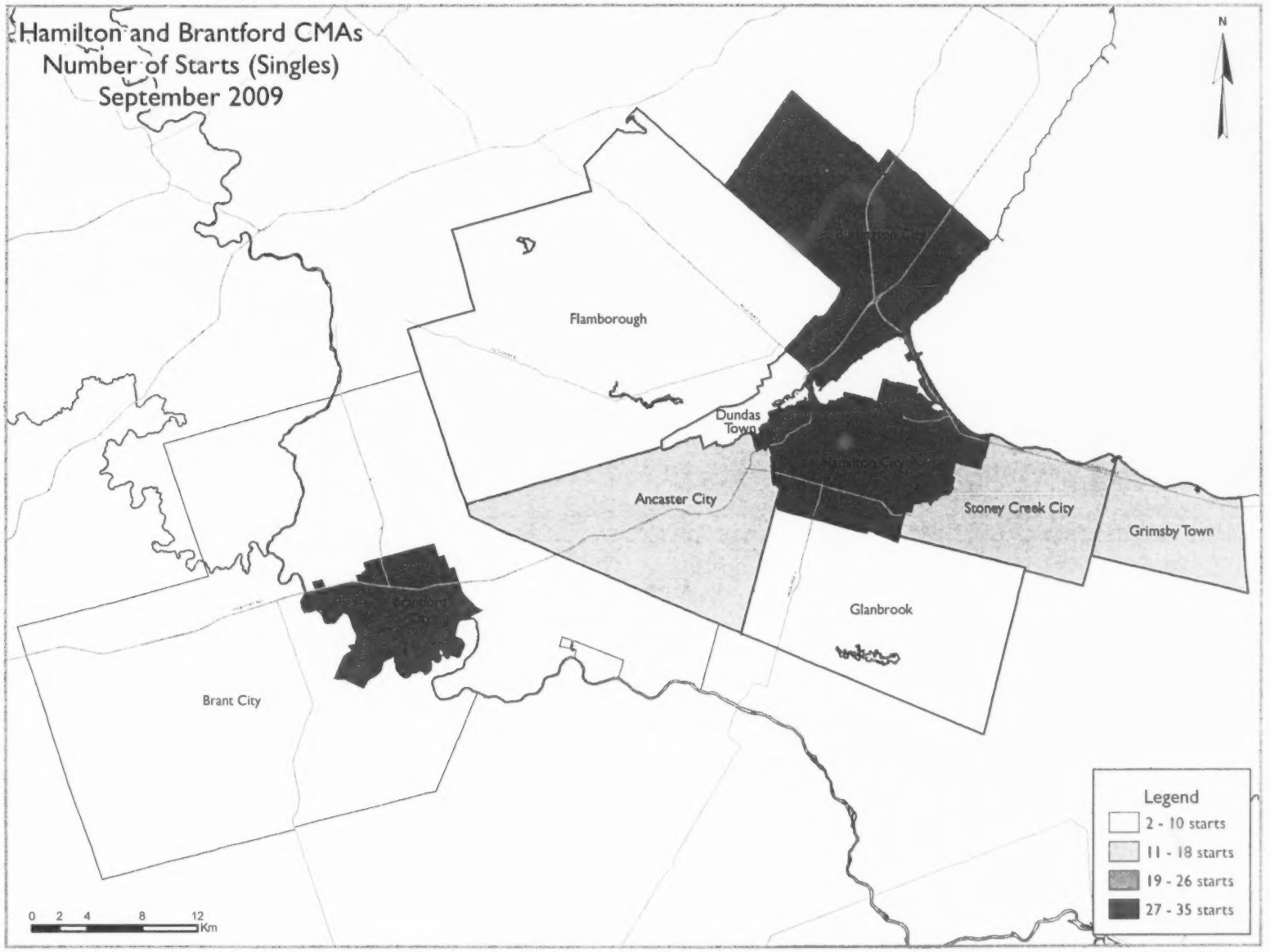
Figure 4

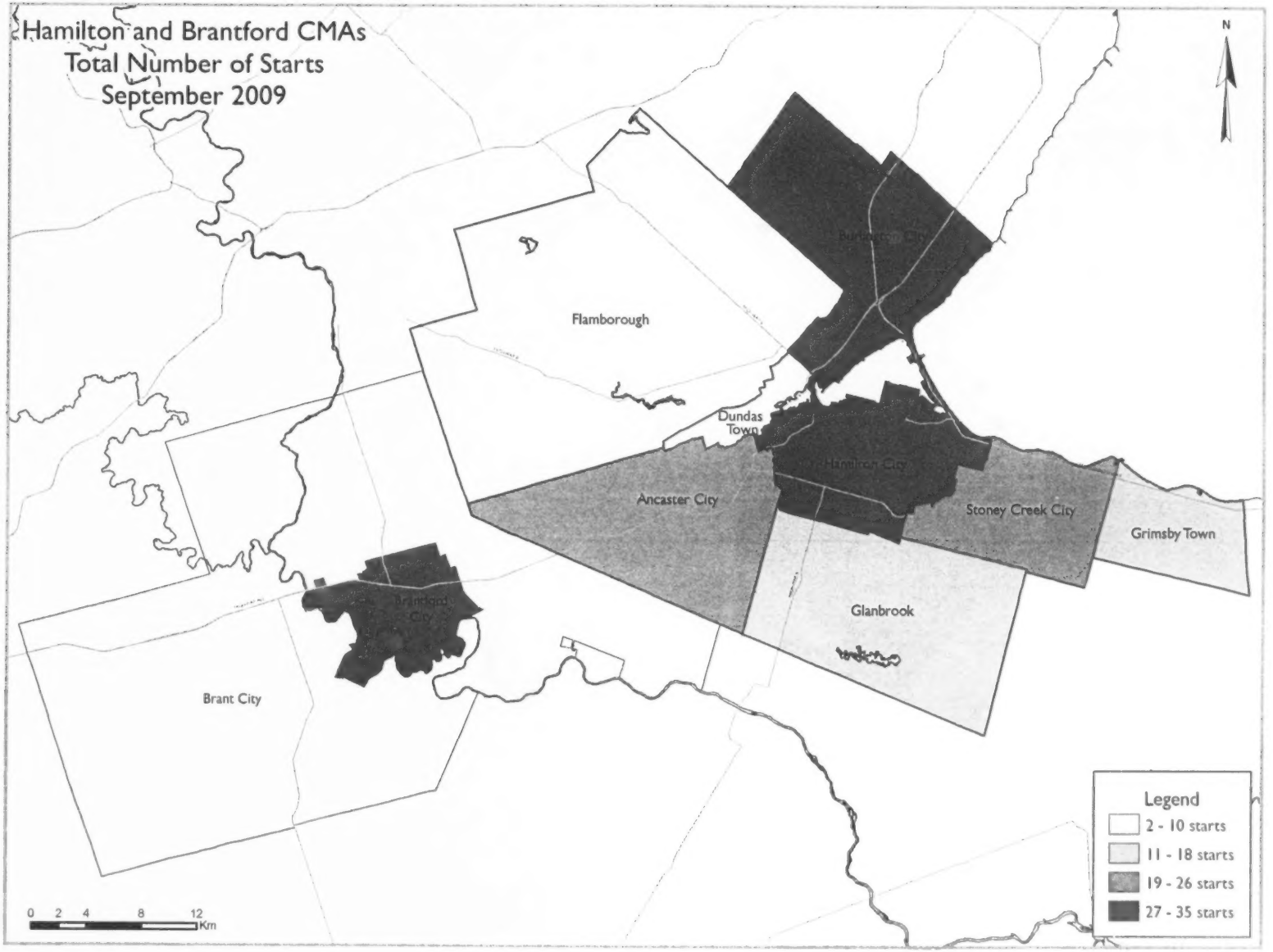


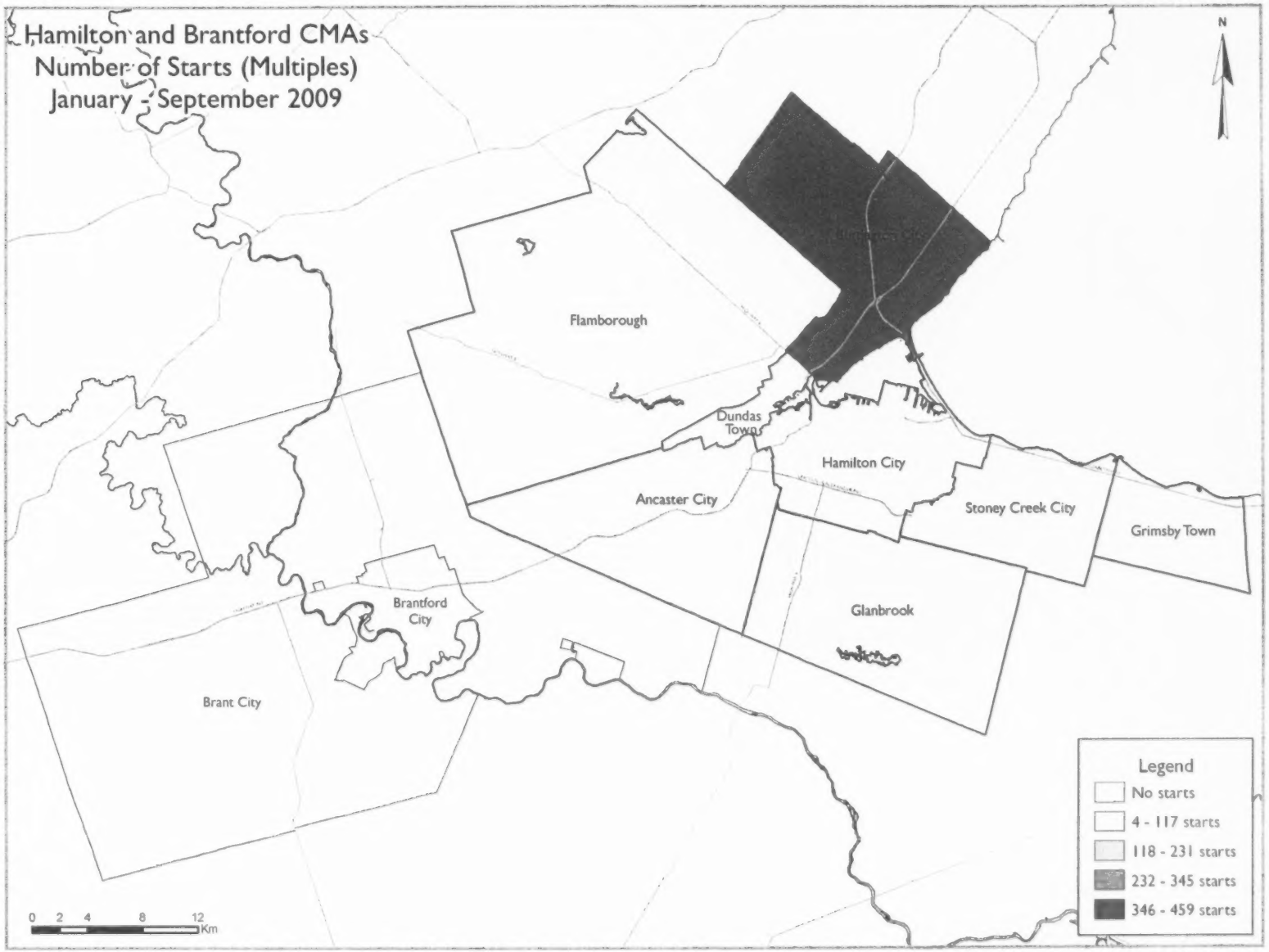
Local Economy

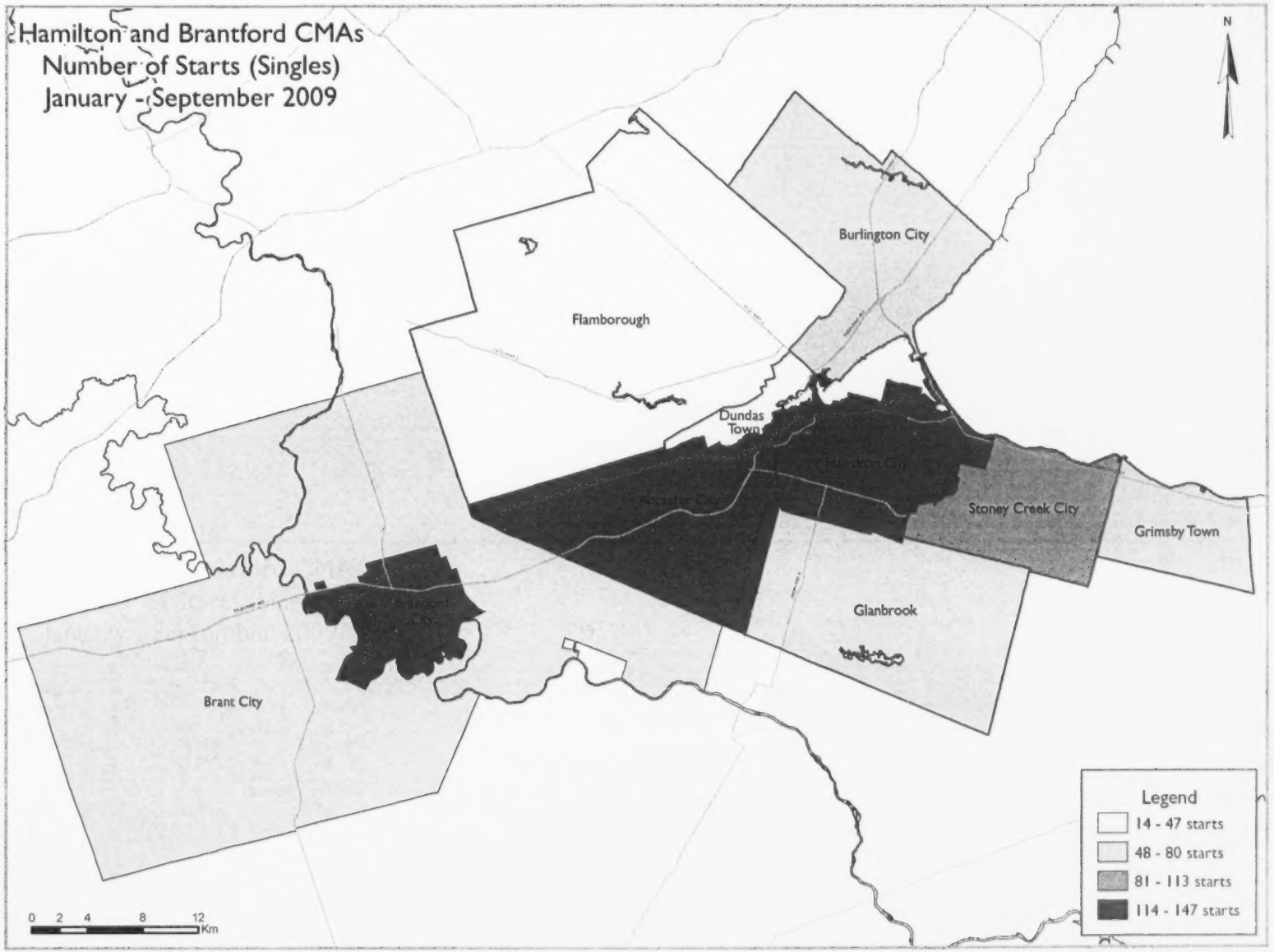
Slower economic conditions in Hamilton and Brantford this year put a damper on home buying activity. The unemployment rate reached 8.8 per cent in September, an increase from 5.4 per cent a year ago. Manufacturing plants in Hamilton and particularly in steel manufacturing underwent both layoffs and temporary recalls, indicating the instability in the demand for steel. Brantford's manufacturing-intensive economy was also hampered by lower global and domestic demand for goods this year. Almost one-quarter of all jobs in Brantford are in manufacturing and thus plant closures in this market also affected retail and service sector employment. While full-time employment decreased slightly during the third quarter as compared to 2008, part-time employment increased, indicating a shift to part-time hours for some employees.

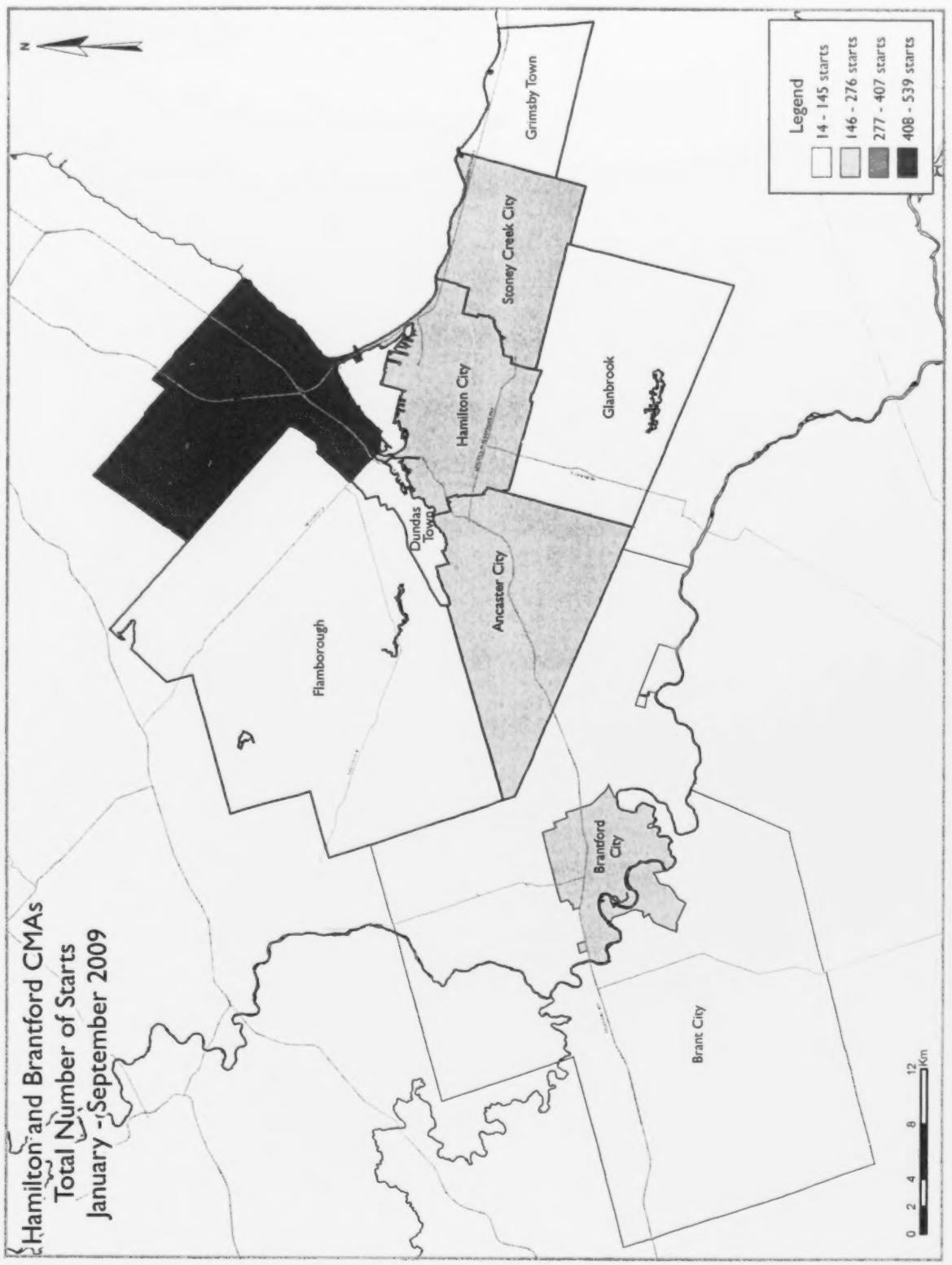

Hamilton and Brantford CMAs
Number of Starts (Multiples)
September 2009
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
2 - 3 starts
4 - 5 starts
6 starts
7 - 8 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
September 2009
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
2 - 10 starts
11 - 18 starts
19 - 26 starts
27 - 35 starts


Hamilton and Brantford CMAs
Total Number of Starts
September 2009
N
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brant City
Legend
2 - 10 starts
11 - 18 starts
19 - 26 starts
27 - 35 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - September 2009
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
4 - 117 starts
118 - 231 starts
232 - 345 starts
346 - 459 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - September 2009
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant City
0 2 4 8 12 Km
Legend
14 - 47 starts
48 - 80 starts
81 - 113 starts
114 - 147 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - September 2009
N
Legend
14 - 145 starts
146 - 276 starts
277 - 407 starts
408 - 539 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA September 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	115	0	11	0	5	0	0	0	132
September 2008	118	16	27	0	89	0	0	0	250
% Change	-2.5	-100.0	-59.3	n/a	-94.4	n/a	n/a	n/a	-47.2
Year-to-date 2009	614	60	133	3	174	90	0	264	1,339
Year-to-date 2008	1,370	94	413	8	478	386	0	0	2,749
% Change	-55.2	-36.2	-67.8	-62.5	-63.6	-76.7	n/a	n/a	-51.3
UNDER CONSTRUCTION									
September 2009	530	72	298	3	579	776	0	264	2,523
September 2008	995	80	434	8	664	698	3	127	3,009
% Change	-46.7	-10.0	-31.3	-62.5	-12.8	11.2	-100.0	107.9	-16.2
COMPLETIONS									
September 2009	104	10	28	0	29	75	0	0	246
September 2008	192	10	19	0	22	0	0	0	243
% Change	-45.8	0.0	47.4	n/a	31.8	n/a	n/a	n/a	1.2
Year-to-date 2009	923	42	345	6	355	124	0	123	1,918
Year-to-date 2008	1,292	80	370	5	256	0	1	26	2,030
% Change	-28.6	-47.5	-6.8	20.0	38.7	n/a	-100.0	**	-5.5
COMPLETED & NOT ABSORBED									
September 2009	36	8	27	0	11	11	0	0	93
September 2008	74	8	37	0	2	0	0	10	131
% Change	-51.4	0.0	-27.0	n/a	**	n/a	n/a	-100.0	-29.0
ABSORBED									
September 2009	104	6	31	0	27	64	0	0	232
September 2008	190	4	8	0	24	0	0	0	226
% Change	-45.3	50.0	**	n/a	12.5	n/a	n/a	n/a	2.7
Year-to-date 2009	952	53	359	6	346	113	0	127	1,956
Year-to-date 2008	1,289	74	356	5	266	24	1	57	2,072
% Change	-26.1	-28.4	0.8	20.0	30.1	**	-100.0	122.8	-5.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	37	0	0	0	0	0	0	2	39
September 2008	15	0	6	0	0	0	0	3	24
% Change	146.7	n/a	-100.0	n/a	n/a	n/a	n/a	-33.3	62.5
Year-to-date 2009	198	12	12	0	8	0	0	3	233
Year-to-date 2008	232	4	33	1	53	21	0	5	349
% Change	-14.7	200.0	-63.6	-100.0	-84.9	-100.0	n/a	-40.0	-33.2
UNDER CONSTRUCTION									
September 2009	94	10	12	0	25	0	0	2	143
September 2008	156	4	16	5	51	21	0	5	258
% Change	-39.7	150.0	-25.0	-100.0	-51.0	-100.0	n/a	-60.0	-44.6
COMPLETIONS									
September 2009	18	2	0	0	0	0	0	0	20
September 2008	46	0	6	0	5	0	0	0	57
% Change	-60.9	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-64.9
Year-to-date 2009	194	4	30	7	18	21	7	8	289
Year-to-date 2008	293	10	31	6	42	0	0	0	382
% Change	-33.8	-60.0	-3.2	16.7	-57.1	n/a	n/a	n/a	-24.3
COMPLETED & NOT ABSORBED									
September 2009	26	0	10	1	29	18	0	0	84
September 2008	72	0	15	3	25	0	0	0	115
% Change	-63.9	n/a	-33.3	-66.7	16.0	n/a	n/a	n/a	-27.0
ABSORBED									
September 2009	29	2	3	1	1	0	0	0	36
September 2008	31	0	5	0	2	0	5	0	43
% Change	-6.5	n/a	-40.0	n/a	-50.0	n/a	-100.0	n/a	-16.3
Year-to-date 2009	237	4	29	9	24	3	7	8	321
Year-to-date 2008	323	12	21	7	51	0	6	0	420
% Change	-26.6	-66.7	38.1	28.6	-52.9	n/a	16.7	n/a	-23.6

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
September 2009	67	0	11	0	5	0	0	0	84
September 2008	80	0	27	0	35	0	0	0	142
Hamilton City									
September 2009	29	0	0	0	0	0	0	0	30
September 2008	27	0	0	0	0	0	0	0	27
Stoney Creek City									
September 2009	12	0	8	0	0	0	0	0	20
September 2008	7	0	3	0	0	0	0	0	10
Ancaster City									
September 2009	14	0	0	0	5	0	0	0	19
September 2008	16	0	0	0	0	0	0	0	16
Dundas Town									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	0	0	0	0	6	0	0	0	6
Flamborough									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2009	8	0	3	0	0	0	0	0	11
September 2008	28	0	24	0	29	0	0	0	81
Burlington City									
September 2009	35	0	0	0	0	0	0	0	35
September 2008	29	16	0	0	54	0	0	0	99
Grimsby Town									
September 2009	13	0	0	0	0	0	0	0	13
September 2008	9	0	0	0	0	0	0	0	9
Hamilton CMA									
September 2009	115	0	11	0	5	0	0	0	132
September 2008	118	16	27	0	89	0	0	0	250
Brant City									
September 2009	5	0	0	0	0	0	0	0	5
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2009	32	0	0	0	0	0	0	2	34
September 2008	6	0	6	0	0	0	0	3	15
Brantford CMA									
September 2009	37	0	0	0	0	0	0	2	39
September 2008	15	0	6	0	0	0	0	3	24

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
September 2009	397	14	237	3	472	269	0	0	1,393
September 2008	619	10	370	0	530	305	3	127	1,964
Hamilton City									
September 2009	120	4	37	0	56	83	0	0	301
September 2008	163	8	20	0	17	119	3	127	457
Stoney Creek City									
September 2009	79	2	67	0	55	0	0	0	203
September 2008	101	2	61	0	31	0	0	0	195
Ancaster City									
September 2009	94	8	26	0	117	62	0	0	307
September 2008	67	0	14	0	109	62	0	0	252
Dundas Town									
September 2009	12	0	6	3	20	124	0	0	165
September 2008	10	0	11	0	30	124	0	0	175
Flamborough									
September 2009	29	0	0	0	0	0	0	0	29
September 2008	110	0	114	0	0	0	0	0	224
Glanbrook									
September 2009	63	0	101	0	224	0	0	0	388
September 2008	168	0	150	0	343	0	0	0	661
Burlington City									
September 2009	101	58	30	0	83	507	0	264	1,043
September 2008	345	70	60	8	134	393	0	0	1,010
Grimsby Town									
September 2009	32	0	31	0	24	0	0	0	87
September 2008	31	0	4	0	0	0	0	0	35
Hamilton CMA									
September 2009	530	72	298	3	579	776	0	264	2,523
September 2008	995	80	434	8	664	698	3	127	3,009
Brant City									
September 2009	36	0	6	0	0	0	0	0	42
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2009	58	10	6	0	25	0	0	2	101
September 2008	88	4	9	5	51	0	0	5	162
Brantford CMA									
September 2009	94	10	12	0	25	0	0	2	143
September 2008	156	4	16	5	51	21	0	5	258

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
September 2009	84	0	17	0	21	0	0	0	122
September 2008	127	4	13	0	15	0	0	0	159
Hamilton City									
September 2009	33	0	0	0	0	0	0	0	33
September 2008	30	2	0	0	0	0	0	0	32
Stoney Creek City									
September 2009	14	0	0	0	12	0	0	0	26
September 2008	24	0	6	0	0	0	0	0	30
Ancaster City									
September 2009	14	0	0	0	4	0	0	0	18
September 2008	14	0	0	0	0	0	0	0	14
Dundas Town									
September 2009	1	0	5	0	0	0	0	0	6
September 2008	1	0	0	0	6	0	0	0	7
Flamborough									
September 2009	11	0	0	0	0	0	0	0	11
September 2008	37	0	0	0	0	0	0	0	37
Glanbrook									
September 2009	11	0	12	0	5	0	0	0	28
September 2008	21	2	7	0	9	0	0	0	39
Burlington City									
September 2009	11	10	11	0	8	75	0	0	115
September 2008	54	6	6	0	7	0	0	0	73
Grimsby Town									
September 2009	9	0	0	0	0	0	0	0	9
September 2008	11	0	0	0	0	0	0	0	11
Hamilton CMA									
September 2009	104	10	28	0	29	75	0	0	246
September 2008	192	10	19	0	22	0	0	0	243
Brant City									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2009	16	2	0	0	0	0	0	0	18
September 2008	34	0	0	0	5	0	0	0	39
Brantford CMA									
September 2009	18	2	0	0	0	0	0	0	20
September 2008	46	0	6	0	5	0	0	0	57

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
September 2009	23	2	25	0	4	0	0	0	54
September 2008	48	2	26	0	0	0	0	10	86
Hamilton City									
September 2009	2	0	0	0	0	0	0	0	2
September 2008	2	1	0	0	0	0	0	10	13
Stoney Creek City									
September 2009	20	1	21	0	4	0	0	0	46
September 2008	44	0	16	0	0	0	0	0	60
Ancaster City									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	3	0	0	0	0	0	3
Dundas Town									
September 2009	0	0	0	0	0	0	0	0	0
September 2008	0	0	0	0	0	0	0	0	0
Flamborough									
September 2009	1	0	0	0	0	0	0	0	1
September 2008	2	0	0	0	0	0	0	0	2
Glanbrook									
September 2009	0	1	4	0	0	0	0	0	5
September 2008	0	1	7	0	0	0	0	0	8
Burlington City									
September 2009	8	6	0	0	7	11	0	0	32
September 2008	9	6	8	0	2	0	0	0	25
Grimsby Town									
September 2009	5	0	2	0	0	0	0	0	7
September 2008	17	0	3	0	0	0	0	0	20
Hamilton CMA									
September 2009	36	8	27	0	11	11	0	0	93
September 2008	74	8	37	0	2	0	0	10	131
Brant City									
September 2009	3	0	3	0	0	18	0	0	24
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2009	23	0	7	1	29	0	0	0	60
September 2008	62	0	9	3	25	0	0	0	99
Brantford CMA									
September 2009	26	0	10	1	29	18	0	0	84
September 2008	72	0	15	3	25	0	0	0	115

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
September 2009	84	0	18	0	21	0	0	0	123
September 2008	124	4	8	0	15	0	0	0	151
Hamilton City									
September 2009	32	0	0	0	0	0	0	0	32
September 2008	31	2	0	0	0	0	0	0	33
Stoney Creek City									
September 2009	14	0	1	0	12	0	0	0	27
September 2008	21	0	1	0	0	0	0	0	22
Ancaster City									
September 2009	14	0	0	0	4	0	0	0	18
September 2008	14	0	0	0	0	0	0	0	14
Dundas Town									
September 2009	1	0	5	0	0	0	0	0	6
September 2008	1	0	0	0	6	0	0	0	7
Flamborough									
September 2009	12	0	0	0	0	0	0	0	12
September 2008	36	0	0	0	0	0	0	0	36
Glanbrook									
September 2009	11	0	12	0	5	0	0	0	28
September 2008	21	2	7	0	9	0	0	0	39
Burlington City									
September 2009	13	6	13	0	6	64	0	0	102
September 2008	55	0	0	0	9	0	0	0	64
Grimsby Town									
September 2009	7	0	0	0	0	0	0	0	7
September 2008	11	0	0	0	0	0	0	0	11
Hamilton CMA									
September 2009	104	6	31	0	27	64	0	0	232
September 2008	190	4	8	0	24	0	0	0	226
Brant City									
September 2009	4	0	1	0	0	0	0	0	5
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
September 2009	25	2	2	1	1	0	0	0	31
September 2008	17	0	1	0	2	0	5	0	25
Brantford CMA									
September 2009	29	2	3	1	1	0	0	0	36
September 2008	31	0	5	0	2	0	5	0	43

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Hamilton CMA	116	118	0	16	16	116	0	0	132	250	-47.2
New City of Hamilton	68	80	0	0	16	62	0	0	84	142	-40.8
Hamilton City	30	27	0	0	0	0	0	0	30	27	11.1
Stoney Creek City	12	7	0	0	8	3	0	0	20	10	100.0
Ancaster City	14	16	0	0	5	0	0	0	19	16	18.8
Dundas Town	2	0	0	0	0	6	0	0	2	6	-66.7
Flamborough	2	2	0	0	0	0	0	0	2	2	0.0
Glanbrook	8	28	0	0	3	53	0	0	11	81	-86.4
Burlington City	35	29	0	16	0	54	0	0	35	99	-64.6
Grimsby Town	13	9	0	0	0	0	0	0	13	9	44.4
Brantford CMA	37	15	0	0	0	6	2	3	39	24	62.5
Brant City	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	32	6	0	0	0	6	2	3	34	15	126.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	618	1,378	64	110	303	875	354	386	1,339	2,749	-51.3
New City of Hamilton	480	870	10	26	229	679	0	124	719	1699	-57.7
Hamilton City	130	241	4	16	60	20	0	0	194	277	-30.0
Stoney Creek City	113	220	2	2	70	90	0	0	185	312	-40.7
Ancaster City	127	78	4	8	39	58	0	62	170	206	-17.5
Dundas Town	14	16	0	0	0	47	0	62	14	125	-88.8
Flamborough	31	154	0	0	4	114	0	0	35	268	-86.9
Glanbrook	65	161	0	0	56	350	0	0	121	511	-76.3
Burlington City	80	438	54	84	51	188	354	262	539	972	-44.5
Grimsby Town	58	70	0	0	23	8	0	0	81	78	3.8
Brantford CMA	198	233	12	4	20	86	3	26	233	349	-33.2
Brant City	51	n/a	0	n/a	6	n/a	1	n/a	58	n/a	n/a
Brantford City	147	145	12	4	14	73	2	5	175	227	-22.9

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Hamilton CMA	16	116	0	0	0	0	0	0
New City of Hamilton	16	62	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	8	3	0	0	0	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	3	53	0	0	0	0	0	0
Burlington City	0	54	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	6	0	0	0	0	2	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	6	0	0	0	0	2	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	303	875	0	0	90	386	264	0
New City of Hamilton	229	679	0	0	0	124	0	0
Hamilton City	60	20	0	0	0	0	0	0
Stoney Creek City	70	90	0	0	0	0	0	0
Ancaster City	39	58	0	0	0	62	0	0
Dundas Town	0	47	0	0	0	62	0	0
Flamborough	4	114	0	0	0	0	0	0
Glanbrook	56	350	0	0	0	0	0	0
Burlington City	51	188	0	0	90	262	264	0
Grimsby Town	23	8	0	0	0	0	0	0
Brantford CMA	20	86	0	0	0	21	3	5
Brant City	6	n/a	0	n/a	0	n/a	1	n/a
Brantford City	14	73	0	0	0	0	2	5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Hamilton CMA	126	161	5	89	0	0	132	250
New City of Hamilton	78	107	5	35	0	0	84	142
Hamilton City	29	27	0	0	0	0	30	27
Stoney Creek City	20	10	0	0	0	0	20	10
Ancaster City	14	16	5	0	0	0	19	16
Dundas Town	2	0	0	6	0	0	2	6
Flamborough	2	2	0	0	0	0	2	2
Glanbrook	11	52	0	29	0	0	11	81
Burlington City	35	45	0	54	0	0	35	99
Grimsby Town	13	9	0	0	0	0	13	9
Brantford CMA	37	21	0	0	2	3	39	24
Brant City	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	32	12	0	0	2	3	34	15

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	807	1,877	267	872	264	0	1,339	2,749
New City of Hamilton	599	1,243	119	456	0	0	719	1,699
Hamilton City	145	277	48	0	0	0	194	277
Stoney Creek City	178	289	7	23	0	0	185	312
Ancaster City	149	80	21	126	0	0	170	206
Dundas Town	11	27	3	98	0	0	14	125
Flamborough	35	268	0	0	0	0	35	268
Glanbrook	81	302	40	209	0	0	121	511
Burlington City	150	556	125	416	264	0	539	972
Grimsby Town	58	78	23	0	0	0	81	78
Brantford CMA	222	269	8	75	3	5	233	349
Brant City	57	n/a	0	n/a	1	n/a	58	n/a
Brantford City	165	168	8	54	2	5	175	227

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Hamilton CMA	104	192	10	10	57	41	75	0	246	243	1.2
New City of Hamilton	84	127	0	4	38	28	0	0	122	159	-23.3
Hamilton City	33	30	0	2	0	0	0	0	33	32	3.1
Stoney Creek City	14	24	0	0	12	6	0	0	26	30	-13.3
Ancaster City	14	14	0	0	4	0	0	0	18	14	28.6
Dundas Town	1	1	0	0	5	6	0	0	6	7	-14.3
Flamborough	11	37	0	0	0	0	0	0	11	37	-70.3
Glanbrook	11	21	0	2	17	16	0	0	28	39	-28.2
Burlington City	11	54	10	6	19	13	75	0	115	73	57.5
Grimsby Town	9	11	0	0	0	0	0	0	9	11	-18.2
Brantford CMA	18	46	2	0	0	11	0	0	20	57	-64.9
Brant City	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	16	34	2	0	0	5	0	0	18	39	-53.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	929	1298	46	88	696	618	247	26	1918	2030	-5.5
New City of Hamilton	592	816	8	24	496	339	159	26	1255	1205	4.1
Hamilton City	141	246	4	14	85	0	159	26	389	286	36.0
Stoney Creek City	126	200	2	0	91	85	0	0	219	285	-23.2
Ancaster City	131	80	2	0	36	93	0	0	169	173	-2.3
Dundas Town	11	15	0	2	23	6	0	0	34	23	47.8
Flamborough	67	114	0	2	103	0	0	0	170	116	46.6
Glanbrook	116	161	0	6	158	155	0	0	274	322	-14.9
Burlington City	268	385	38	64	167	220	88	0	561	669	-16.1
Grimsby Town	69	97	0	0	33	59	0	0	102	156	-34.6
Brantford CMA	201	299	4	10	55	73	29	0	289	382	-24.3
Brant City	74	n/a	0	n/a	7	n/a	23	n/a	104	n/a	n/a
Brantford City	127	195	4	10	48	67	6	0	185	272	-32.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Hamilton CMA	57	41	0	0	75	0	0	0
New City of Hamilton	38	28	0	0	0	0	0	0
Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	12	6	0	0	0	0	0	0
Ancaster City	4	0	0	0	0	0	0	0
Dundas Town	5	6	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	17	16	0	0	0	0	0	0
Burlington City	19	13	0	0	75	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	11	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	5	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	696	618	0	0	124	0	123	26
New City of Hamilton	496	339	0	0	36	0	123	26
Hamilton City	85	0	0	0	36	0	123	26
Stoney Creek City	91	85	0	0	0	0	0	0
Ancaster City	36	93	0	0	0	0	0	0
Dundas Town	23	6	0	0	0	0	0	0
Flamborough	103	0	0	0	0	0	0	0
Glanbrook	158	155	0	0	0	0	0	0
Burlington City	167	220	0	0	88	0	0	0
Grimsby Town	33	59	0	0	0	0	0	0
Brantford CMA	48	73	7	0	21	0	8	0
Brant City	7	n/a	0	n/a	21	n/a	2	n/a
Brantford City	41	67	7	0	0	0	6	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Hamilton CMA	142	221	104	22	0	0	246	243
New City of Hamilton	101	144	21	15	0	0	122	159
Hamilton City	33	32	0	0	0	0	33	32
Stoney Creek City	14	30	12	0	0	0	26	30
Ancaster City	14	14	4	0	0	0	18	14
Dundas Town	6	1	0	6	0	0	6	7
Flamborough	11	37	0	0	0	0	11	37
Glanbrook	23	30	5	9	0	0	28	39
Burlington City	32	66	83	7	0	0	115	73
Grimsby Town	9	11	0	0	0	0	9	11
Brantford CMA	20	52	0	5	0	0	20	57
Brant City	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	18	34	0	5	0	0	18	39

Table 3.5: Completions by Submarket and by Intended Market
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	1,310	1,742	485	261	123	27	1,918	2,030
New City of Hamilton	892	1,044	240	134	123	27	1,255	1,205
Hamilton City	213	256	53	3	123	27	389	286
Stoney Creek City	190	285	29	0	0	0	219	285
Ancaster City	133	104	36	69	0	0	169	173
Dundas Town	16	17	18	6	0	0	34	23
Flamborough	170	116	0	0	0	0	170	116
Glanbrook	170	266	104	56	0	0	274	322
Burlington City	316	542	245	127	0	0	561	669
Grimsby Town	102	156	0	0	0	0	102	156
Brantford CMA	228	334	46	48	15	0	289	382
Brant City	81	n/a	21	n/a	2	n/a	104	n/a
Brantford City	147	224	25	48	13	0	185	272

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
September 2009	0	0.0	4	4.9	6	7.4	21	25.9	50	61.7	81	372,000	429,166
September 2008	2	1.6	1	0.8	18	14.5	38	30.6	65	52.4	124	352,250	386,366
Year-to-date 2009	3	0.5	18	3.0	116	19.1	146	24.1	324	53.4	607	355,000	400,849
Year-to-date 2008	7	0.9	30	3.7	117	14.6	254	31.7	394	49.1	802	349,700	380,041
Hamilton City													
September 2009	0	0.0	1	3.1	1	3.1	9	28.1	21	65.6	32	360,000	356,939
September 2008	1	3.2	0	0.0	3	9.7	10	32.3	17	54.8	31	350,335	343,438
Year-to-date 2009	2	1.4	2	1.4	14	9.9	41	28.9	83	58.5	142	356,450	384,013
Year-to-date 2008	4	1.6	8	3.2	35	13.8	98	38.7	108	42.7	253	340,000	347,552
Stoney Creek City													
September 2009	0	0.0	0	0.0	5	35.7	3	21.4	6	42.9	14	333,945	350,361
September 2008	0	0.0	0	0.0	3	14.3	7	33.3	11	52.4	21	356,990	350,865
Year-to-date 2009	0	0.0	0	0.0	49	35.3	56	40.3	34	24.5	139	317,990	335,546
Year-to-date 2008	0	0.0	3	1.6	42	22.6	63	33.9	78	41.9	186	340,990	352,668
Ancaster City													
September 2009	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	532,450	674,086
September 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	596,500	598,567
Year-to-date 2009	1	0.8	0	0.0	0	0.0	2	1.5	127	97.7	130	499,450	544,763
Year-to-date 2008	0	0.0	0	0.0	1	1.2	3	3.7	77	95.1	81	499,000	525,232
Dundas Town													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	3	27.3	1	9.1	7	63.6	11	425,000	435,709
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	479,000	515,162
Flamborough													
September 2009	0	0.0	2	22.2	0	0.0	1	11.1	6	66.7	9	--	--
September 2008	1	2.8	1	2.8	6	16.7	14	38.9	14	38.9	36	320,000	382,583
Year-to-date 2009	0	0.0	13	19.7	3	4.5	13	19.7	37	56.1	66	367,950	412,587
Year-to-date 2008	2	1.9	14	13.2	10	9.4	30	28.3	50	47.2	106	329,000	436,747
Glanbrook													
September 2009	0	0.0	1	9.1	0	0.0	7	63.6	3	27.3	11	345,000	358,932
September 2008	0	0.0	0	0.0	6	28.6	6	28.6	9	42.9	21	341,990	345,845
Year-to-date 2009	0	0.0	3	2.5	47	39.5	33	27.7	36	30.3	119	310,990	330,267
Year-to-date 2008	1	0.6	5	3.1	29	18.0	60	37.3	66	41.0	161	340,635	339,546
Burlington City													
September 2009	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	450,990	691,992
September 2008	0	0.0	0	0.0	0	0.0	4	7.3	51	92.7	55	399,990	551,921
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	1.4	272	98.6	276	463,990	598,079
Year-to-date 2008	0	0.0	0	0.0	0	0.0	23	6.0	362	94.0	385	400,990	464,696
Grimsby Town													
September 2009	0	0.0	0	0.0	1	14.3	4	57.1	2	28.6	7	--	--
September 2008	0	0.0	0	0.0	0	0.0	9	81.8	2	18.2	11	339,900	354,991
Year-to-date 2009	0	0.0	0	0.0	4	5.6	52	72.2	16	22.2	72	329,900	355,844
Year-to-date 2008	0	0.0	0	0.0	11	10.2	67	62.0	30	27.8	108	332,900	364,909

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
September 2009	0	0.0	4	4.0	7	6.9	26	25.7	64	63.4	101	377,990	459,947
September 2008	2	1.1	1	0.5	18	9.5	51	26.8	118	62.1	190	371,945	432,473
Year-to-date 2009	3	0.3	18	1.9	120	12.6	202	21.2	612	64.1	955	390,900	454,457
Year-to-date 2008	7	0.5	30	2.3	128	9.9	344	26.6	786	60.7	1,295	371,900	403,965

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
September 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $174,999		$175,000 - $199,999		$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2009	1	1.3	0	0.0	8	10.1	2	2.5	68	86.1	79	315,000	342,053
Year-to-date 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
September 2009	0	0.0	3	11.5	5	19.2	0	0.0	18	69.2	26	263,500	246,403
September 2008	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	235,000	243,059
Year-to-date 2009	3	1.8	16	9.6	38	22.8	8	4.8	102	61.1	167	223,000	227,179
Year-to-date 2008	8	3.8	30	14.3	19	9.0	27	12.9	126	60.0	210	225,000	220,613
Brantford CMA													
September 2009	0	0.0	3	10.0	5	16.7	0	0.0	22	73.3	30	263,500	258,206
September 2008	0	0.0	2	6.5	3	9.7	1	3.2	25	80.6	31	235,000	266,645
Year-to-date 2009	4	1.6	16	6.5	46	18.7	10	4.1	170	69.1	246	248,000	264,069
Year-to-date 2008	9	2.7	30	9.1	40	12.1	32	9.7	219	66.4	330	240,000	256,827

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2009						
Submarket	**Sept 2009**	**Sept 2008**	**% Change**	**YTD 2009**	**YTD 2008**	**% Change**
Hamilton CMA	459,947	432,473	6.4	454,457	403,965	12.5
New City of Hamilton	429,166	386,366	11.1	400,849	380,041	5.5
Hamilton City	356,939	343,438	3.9	384,013	347,552	10.5
Stoney Creek City	350,361	350,865	-0.1	335,546	352,668	-4.9
Ancaster City	674,086	598,567	12.6	544,763	525,232	3.7
Dundas Town	--	--	n/a	435,709	515,162	-15.4
Flamborough	--	382,583	n/a	412,587	436,747	-5.5
Glanbrook	358,932	345,845	3.8	330,267	339,546	-2.7
Burlington City	691,992	551,921	25.4	598,079	464,696	28.7
Grimsby Town	--	354,991	n/a	355,844	364,909	-2.5
Brantford CMA	258,206	266,645	-3.2	264,069	256,827	2.8
Brant City	--	n/a	n/a	342,053	n/a	n/a
Brantford City	246,403	243,059	1.4	227,179	220,613	3.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton September 2009										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	783	-0.4	1,170	1,608	1,659	70.5	278,189	8.8	279,178
	February	998	-3.2	1,079	1,514	1,592	67.8	276,297	1.2	269,873
	March	1,057	-17.0	1,042	1,617	1,561	66.8	289,226	10.8	289,881
	April	1,381	2.2	1,107	2,272	1,717	64.5	283,846	6.9	288,886
	May	1,435	-6.1	1,150	2,179	1,719	66.9	293,927	5.2	281,273
	June	1,325	-10.0	1,080	1,888	1,664	64.9	287,249	6.5	284,695
	July	1,204	-11.3	1,051	1,776	1,679	62.6	281,580	4.8	282,106
	August	947	-20.4	991	1,539	1,666	59.5	283,974	4.8	283,333
	September	979	-0.7	968	1,886	1,662	58.2	282,719	7.0	285,941
	October	889	-27.7	881	1,664	1,697	51.9	254,004	-8.7	269,672
	November	658	-36.5	821	1,214	1,734	47.3	284,469	6.3	285,961
	December	454	-27.4	770	554	1,361	56.6	240,073	-8.3	264,067
2009	January	447	-42.9	709	1,435	1,557	45.5	264,549	-4.9	271,395
	February	717	-28.2	837	1,368	1,535	54.5	265,452	-3.9	265,295
	March	1,002	-5.2	899	1,754	1,522	59.1	263,120	-9.0	275,371
	April	1,188	-14.0	989	1,851	1,489	66.4	286,191	0.8	280,199
	May	1,316	-8.3	1,057	1,754	1,451	72.8	297,132	1.1	285,949
	June	1,560	17.7	1,158	1,690	1,460	79.3	297,117	3.4	284,721
	July	1,318	9.5	1,103	1,594	1,510	73.0	296,591	5.3	297,077
	August	1,090	15.1	1,123	1,383	1,493	75.2	291,374	2.6	293,097
	September	1,162	18.7	1,138	1,606	1,435	79.3	304,670	7.8	298,478
	October									
	November									
	December									
	Q3 2008	3,130	-11.4		5,201			282,661	5.4	
	Q3 2009	3,570	14.1		4,583			297,628	5.3	
	YTD 2008	10,109	-7.9		16,279			284,735	6.1	
	YTD 2009	9,800	-3.1		14,435			288,702	1.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford September 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	145	-3.3	203	304	322	63.0	205,398	7.2	215,306
	February	158	-21.4	150	322	298	50.3	229,561	13.9	235,325
	March	198	-5.7	190	288	306	62.1	219,169	2.6	220,301
	April	224	6.2	183	418	308	59.4	223,198	1.5	220,046
	May	236	-8.9	184	387	313	58.8	222,549	6.8	216,885
	June	237	-2.1	188	331	294	63.9	220,726	3.2	219,314
	July	197	-10.0	179	351	314	57.0	223,700	7.0	222,649
	August	172	-22.5	168	281	294	57.1	211,794	4.0	218,333
	September	195	21.1	195	322	288	67.7	220,508	7.0	222,067
	October	147	-16.0	159	323	329	48.3	214,326	1.6	216,821
	November	95	-42.4	144	212	295	48.8	211,549	-2.3	203,117
	December	93	3.3	154	129	307	50.2	211,125	-0.1	215,475
2009	January	95	-34.5	131	220	247	53.0	202,157	-1.6	208,216
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,903
	March	155	-21.7	137	365	317	43.2	219,250	0.0	216,496
	April	175	-21.9	148	324	286	51.7	210,840	-5.5	206,692
	May	168	-28.8	140	322	270	51.9	213,223	-4.2	211,194
	June	223	-5.9	162	340	280	57.9	226,115	2.4	224,994
	July	208	5.6	174	298	277	62.8	235,504	5.3	230,060
	August	147	-14.5	147	276	293	50.2	212,326	0.3	222,384
	September	181	-7.2	168	305	279	60.2	229,386	4.0	226,619
	October									
	November									
	December									
	Q3 2008	564	-6.3		954			218,965	6.2	
	Q3 2009	536	-5.0		879			227,081	3.7	
	YTD 2008	1,762	-6.0		3,004			220,077	5.7	
	YTD 2009	1,470	-16.6		2,697			219,270	-0.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators September 2009										
		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	150.7	110.9	374.8	5.8	66.9	807
	February	718	7.25	7.29	151.9	111.4	375.1	5.9	67.0	805
	March	712	7.15	7.19	153.1	111.7	376.4	6.1	67.4	804
	April	700	6.95	6.99	152.9	112.5	377.2	6.2	67.6	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.0	67.4	801
	June	710	6.95	7.15	152.4	114.2	378.2	5.9	67.4	795
	July	710	6.95	7.15	152.6	115.1	376.9	5.5	66.8	793
	August	691	6.65	6.85	152.6	114.8	377.1	5.6	66.9	784
	September	691	6.65	6.85	153.0	115.1	375.1	5.5	66.4	787
	October	713	6.35	7.20	152.8	113.7	374.2	6.0	66.5	787
	November	713	6.35	7.20	152.3	113.5	370.9	6.7	66.4	789
	December	685	5.60	6.75	152.4	112.8	368.3	7.0	66.1	793
2009	January	627	5.00	5.79	152.3	112.4	366	8.0	66.3	796
	February	627	5.00	5.79	152.2	113.1	365.9	8.4	66.6	806
	March	613	4.50	5.55	151.9	113.7	371.1	8.8	67.9	809
	April	596	3.90	5.25	150.8	113.2	375.9	7.9	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.8	7.4	68.3	803
	June	631	3.75	5.85	149.3	114.2	376.6	7.1	67.4	805
	July	631	3.75	5.85	150.9	113.7	372.5	8.2	67.5	817
	August	631	3.75	5.85	150.2	113.7	369.5	8.7	67.3	818
	September	610	3.70	5.49		113.8	369.8	9.1	67.5	822
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators September 2009										
		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.5	110.9	51.4	6.2	68.5	779
	February	718	7.25	7.29	145.2	111.4	51.4	6.1	68.4	785
	March	712	7.15	7.19	145.6	111.7	51.4	6.8	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.3	6.8	68.5	775
	May	679	6.15	6.65	145.9	113.6	51.4	7.0	68.8	773
	June	710	6.95	7.15	146.4	114.2	51.6	6.8	68.9	764
	July	710	6.95	7.15	146.5	115.1	51.8	6.4	68.8	749
	August	691	6.65	6.85	146.6	114.8	52.4	6.4	69.5	752
	September	691	6.65	6.85	146.6	115.1	52.6	6.2	69.6	758
	October	713	6.35	7.20	146.6	113.7	52.5	6.1	69.5	772
	November	713	6.35	7.20	146.5	113.5	51.9	5.2	68.0	780
	December	685	5.60	6.75	146.5	112.8	51.5	5.8	67.6	792
2009	January	627	5.00	5.79	146.6	112.4	51	7.1	67.9	797
	February	627	5.00	5.79	146.6	113.1	50.9	8.0	68.3	785
	March	613	4.50	5.55	146.2	113.7	50.5	9.4	68.7	779
	April	596	3.90	5.25	145.5	113.2	50.6	9.2	68.7	777
	May	596	3.90	5.25	145.1	114.0	50.7	9.9	69.6	788
	June	631	3.75	5.85	145.1	114.2	50.9	10.6	70.6	793
	July	631	3.75	5.85	145.3	113.7	51.3	12.1	71.9	796
	August	631	3.75	5.85	145.4	113.7	51.2	12.8	72.5	800
	September	610	3.70	5.49		113.8	51.6	13.2	73.3	797
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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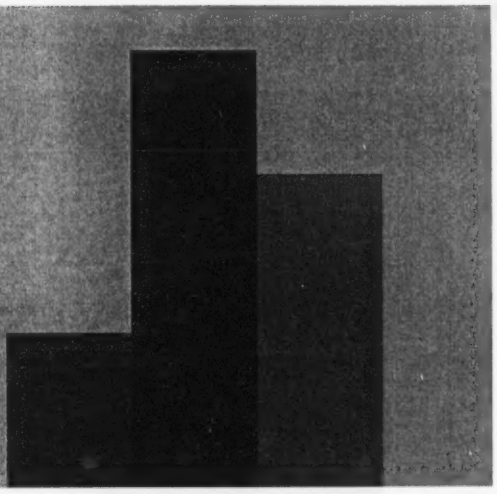

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